



£369,995
82 Stanley Avenue
Portsmouth, PO3 6PW

PROPERTY SUMMARY

END OF TERRACE RESIDENCE WITH A GARAGE! Jeffries & Dibbens are delighted to offer for sale this three bedroom, end of terrace property located in Stanley Avenue, Baffins. Ground floor accommodation comprises a 14ft reception room, an 18ft kitchen/dining room and a conservatory to the rear. The first floor consists of three bedrooms, a modern-fitted family bathroom and stairs leading to a 14ft loft room. The 31ft, south-facing garden is mainly paved with side pedestrian access, an outbuilding and a 19ft x 8ft garage with power and light. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, obscure single glazed window to front aspect, radiator, stairs to first floor, under stairs cupboard space, door to reception room one, door to kitchen/diner.

RECEPTION ROOM 14' 8" into bay x 12' 10" (4.47m x 3.91m) PVC double glazed bay window to front aspect, radiator, laminate flooring, gas fireplace with feature surround, marble hearth.

KITCHEN/DINER 12' 4" narrowing to 9'1" x 18' 11" narrowing to 10'7" (3.76m x 5.77m) PVC double glazed window to rear aspect, double radiator, laminate flooring, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink with mixer tap and drainer unit, integral oven with gas hob, overhead stainless steel extractor fan, space for fridge/freezer, integral dishwasher, plumbing for washing machine, windows to rear aspect, French doors to conservatory.

CONSERVATORY 9' 1" x 8' 5" (2.77m x 2.57m) PVC double glazed French doors to garden, tiled flooring.

FIRST FLOOR LANDING Doors to bathroom, bedroom one, two and three, stairs to loft room.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, extractor fan, bath with rainfall shower attachment, tiled to principal areas, tiled flooring.

BEDROOM ONE 14' 8" into bay x 11' 8" (4.47m x 3.56m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 12' 5" x 11' 8" (3.78m x 3.56m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 7" x 6' 11" (2.62m x 2.11m) PVC double glazed window to front aspect, radiator.

SECOND FLOOR LANDING Door to loft room.

LOFT ROOM 14' 11" x 12' 1" (4.55m x 3.68m) Velux windows to rear aspect, laminate flooring, fitted mirrored wardrobes, eaves storage.

REAR GARDEN 31' (9.45m) South facing, fully enclosed, side pedestrian access, mainly laid to paving, outside tap, access to garage.

GARAGE 19' 2" x 8' 9" (5.84m x 2.67m) Up and over door, power and light.

OUTBUILDING Obscure PVC double glazed door, wall mounted combination boiler.



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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